

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N #2005-1E-004-C

27 May 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), the South Carolina Coastal Zone Management Act (48-39-10 et seq.) and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

BLUFF PLANTATION ON THE COOPER RIVER, LLC
1601 SHOP ROAD, SUITE A
COLUMBIA, SOUTH CAROLINA 29201

for a permit to make addition to an existing dock structure in the

COOPER RIVER

at the end of Pimlico Boulevard, Moncks Corner, South Carolina
(Latitude – 33.0937, Longitude – 79.9499)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 13 JUNE 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of redecking the 3'6" x 38' walkway to a 4' width; making a 9' x 16' additional to the existing 9' x 16' fixed pierhead and adding a 16' x 20' roof; installing a 10' x 30' floating dock on the upstream side of the fixed pierhead and attached it to the fixed pierhead by a 3' x 20' ramp; and installing an 8' x 8' single pile boat lift on the downstream side of the fixed pierhead. The purpose of this work is for the applicant's private recreational use.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

REGULATORY DIVISION

27 May 2005

Refer to: P/N #2005-1E-004-C

Bluff Plantation on the Cooper River, LLC

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. This activity may also require evaluation for compliance with the S.C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S.C. Department of Health and Environmental Control. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification or the navigable waters permit must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and

REGULATORY DIVISION

27 May 2005

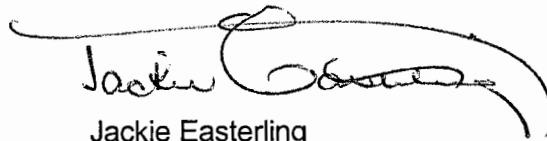
Refer to: P/N #2005-1E-004-C

Bluff Plantation on the Cooper River, LLC

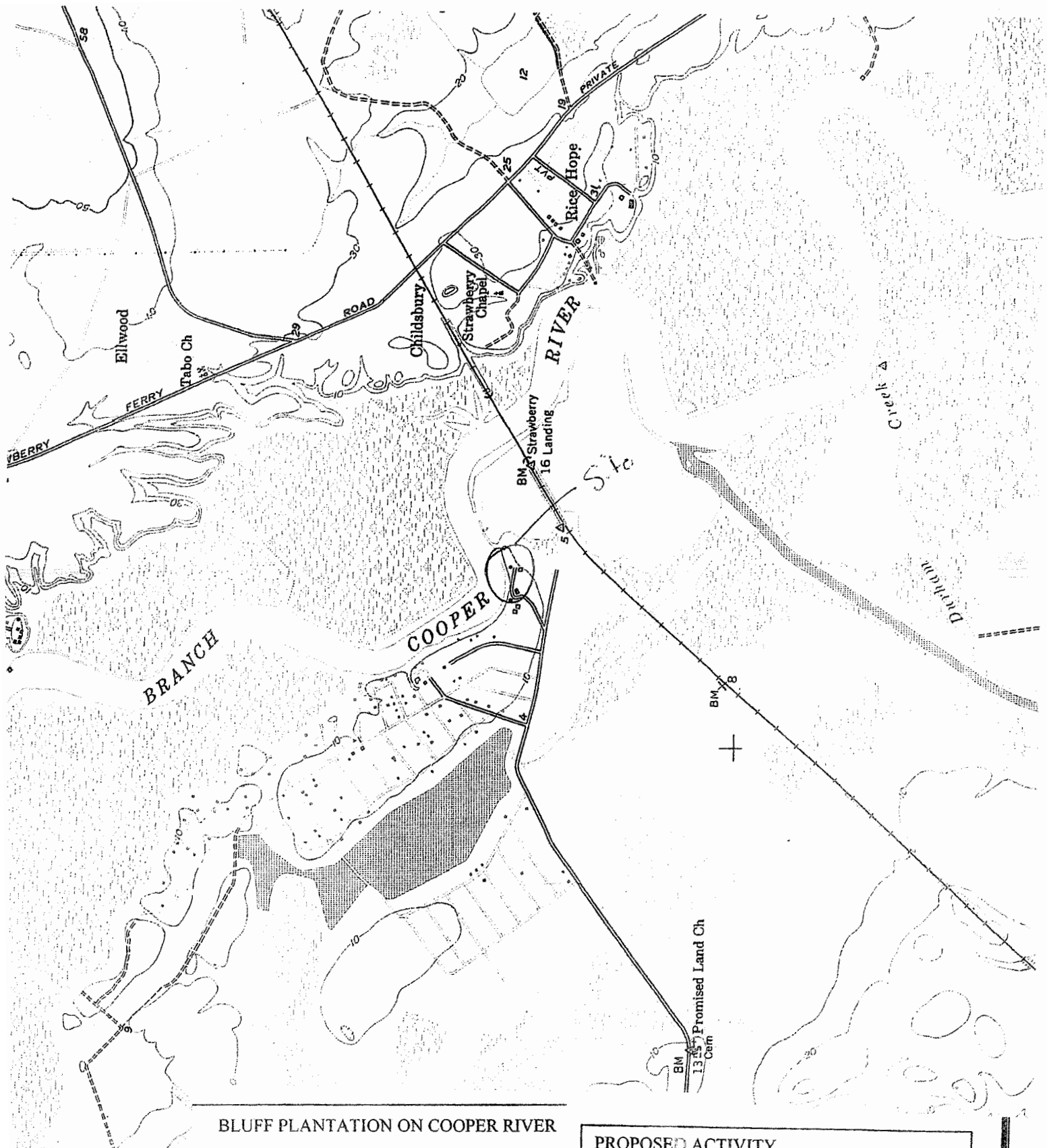
conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.

A handwritten signature in black ink, appearing to read "Jackie Easterling", with a long, sweeping horizontal line extending to the right.

Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



BLUFF PLANTATION ON COOPER RIVER

ADJACENT PROPERTY OWNERS

1. PIMLICO CIVIC CLUB, INC.
2. CHAS COUNTY CPW

DECEMBER, 2004

NOT TO SCALE

Sheet 1 of 4

PROPOSED ACTIVITY

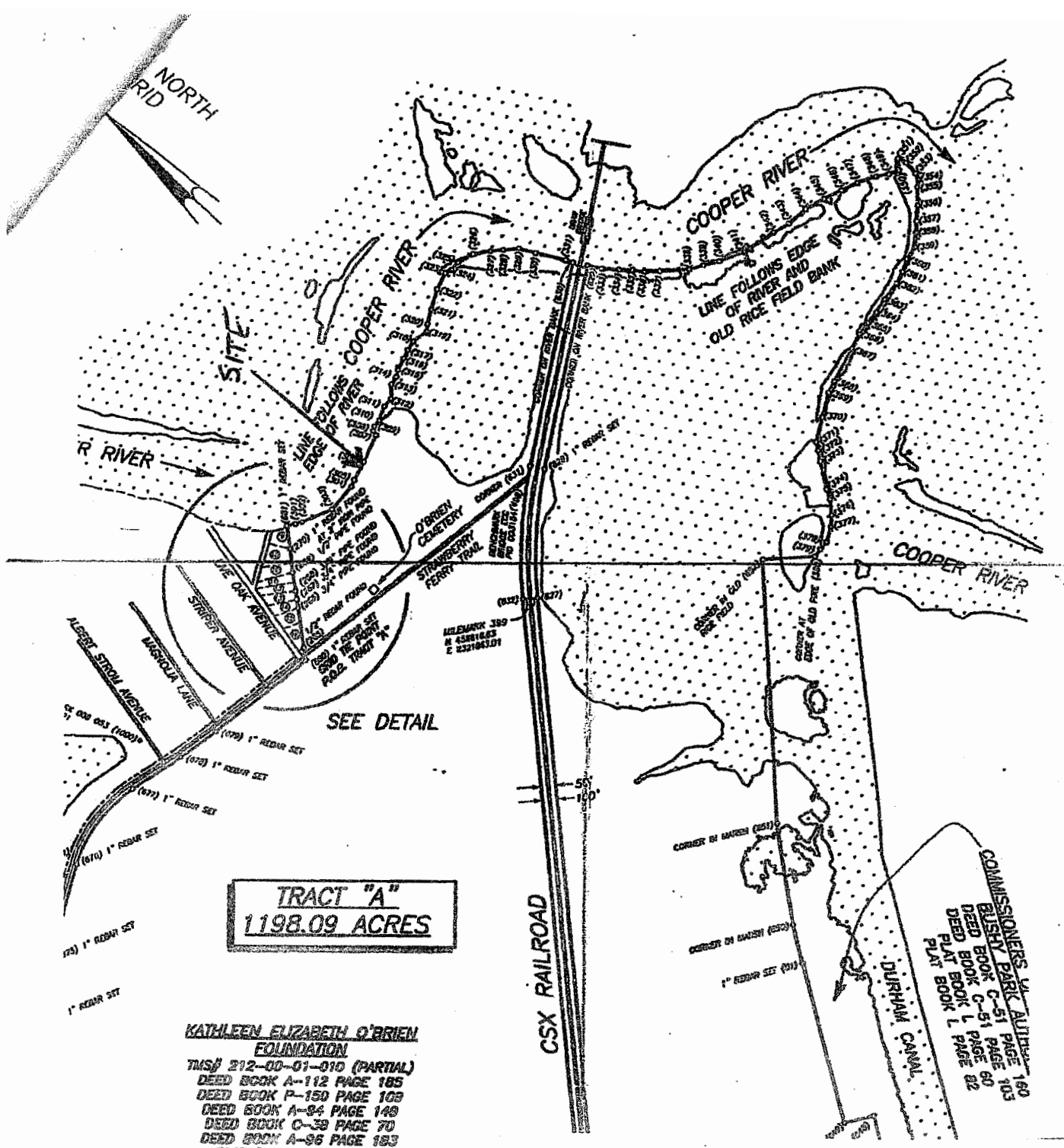
MAKE ADDITIONS TO EXISTING DOCK
COUNTY

BERKELEY

APPLICANT

THE BLUFF PLANTATION ON THE COOPER
RIVER, LLC

P/N# 2005-1E-004



TRACT "A"
1198.09 ACRES

**KATHLEEN ELIZABETH O'BRIEN
FOUNDATION**
TMS# 212-00-01-010 (PARTIAL)
DEED BOOK A-112 PAGE 185
DEED BOOK P-150 PAGE 103
DEED BOOK A-84 PAGE 148
DEED BOOK C-38 PAGE 70
DEED BOOK A-96 PAGE 183

BLUFF PLANTATION ON COOPER RIVER

ADJACENT PROPERTY OWNERS

1. PIMLICO CIVIC CLUB, INC.
2. CHAS COUNTY CPW

DECEMBER, 2004

NOT TO SCALE

Sheet 2 of 4

PROPOSED ACTIVITY

MAKE ADDITIONS TO EXISTING DOCK
COUNTY

BERKELEY
APPLICANT

THE BLUFF PLANTATION ON THE COOPER
RIVER, LLC

P/N# 2005-1E-004

COOPER RIVER

500'+ MARSH TO ISLAND

EBB →
← FLOOD

PROPOSED 10'X30'
FLOATING DOCK

675'

3'X20'
RAMP

PROPOSED
9'X16'
ADDITION

EXISTING 9'X16' PIERHEAD
W/PROPOSED 16'X20' HIP ROOF

256'

PROPOSED 8'X8' SINGLE PILE
BOATLIFT

EXISTING 6'X6'
WALKWAYS

EXISTING 3'6"X38' WALKWAY
W/HANDRAILS **DECKING TO BE
REMOVED AND REDECKED
TO 4' WIDTH**

MLW

MIHW AT EMBANKMENT
MARSH AT TOE OF EMBANKMENT

EDGE OF MARSH

PLAN VIEW BLUFF PLANTATION ON COOPER RIVER

ADJACENT PROPERTY OWNERS

1. PIMLICO CIVIC CLUB, INC.
2. CHAS COUNTY CPW

DECEMBER, 2004 NOT TO SCALE

Sheet 3 of 4

PROPOSED ACTIVITY

MAKE ADDITIONS TO EXISTING DOCK
COUNTY

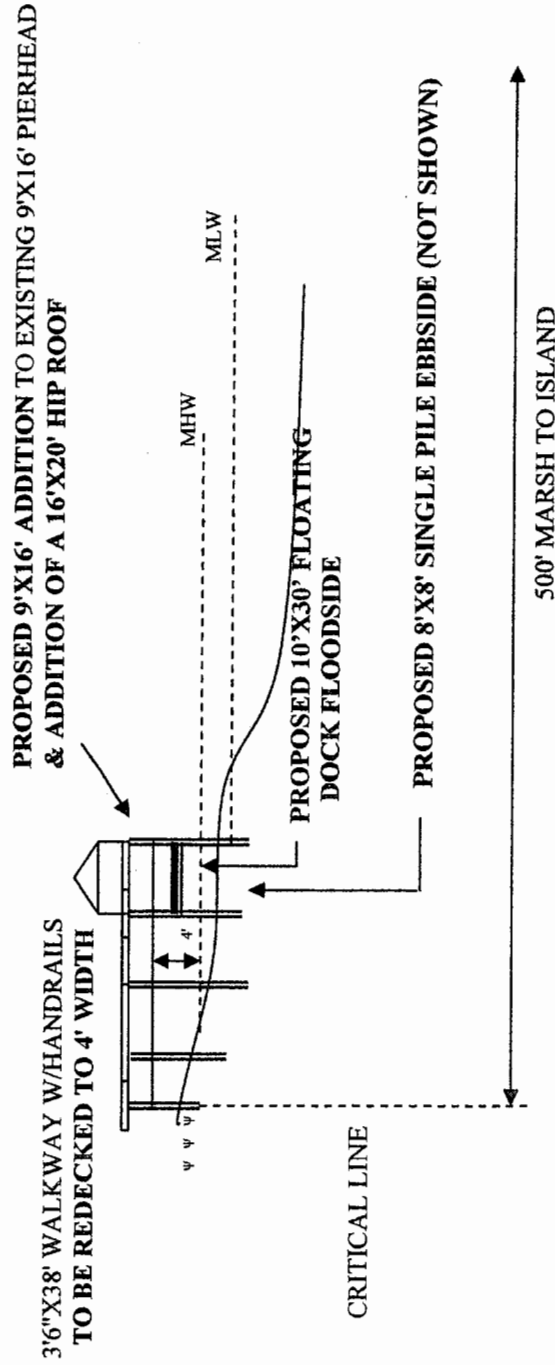
BERKELEY

APPLICANT

THE BLUFF PLANTATION ON THE COOPER
RIVER, LLC

P/N# 2005-1E-004

COOPER RIVER



ELEVATION VIEW BLUFF PLANTATION ON THE COOPER RIVER

ADJACENT PROPERTY OWNERS

1. PIMLICO CIVIC CLUB, INC.
2. CHAS COUNTY CPW

DECEMBER, 2004

NOT TO SCALE

Sheet 4 of 4

PROPOSED ACTIVITY

MAKE ADDITIONS TO AN EXISTING DOCK

COUNTY

BERKELY

APPLICANT

BLUFF PLANTATION ON COOPER RIVER, LLC

P/N# 2005-1E-004